



## TOWN OF AMHERST

2 Main Street, PO Box 960  
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### Appeal Process for 2016 Statistical Update

Revaluation impact notices were mailed to all Amherst property owners on July 19, 2016 from KRT Appraisal. Please refer all inquiries on the preliminary values to KRT Appraisal at 1-855-228-4033. Questions regarding this process may be directed to the Assessing Office 603-673-6041 x202 or the Tax Office x201.

The following process is in place for all property owners that wish to obtain more information or to file an appeal on the newly assigned assessed valuation of their property.

- 1) Go to the Town's website (or KRT'S website [www.krtappraisal.com](http://www.krtappraisal.com)) and under "Find it Fast", select "Property Assessments" where you can view the details of the assessment and verify the information used is correct. Other properties in Town may be viewed as well.
- 2) Call the telephone number on the letter received from KRT Appraisal 1-855-228-4033 between July 21<sup>st</sup> and August 2nd to set up an appointment to meet with a representative from KRT Appraisal to review their assessment and ask questions. Appointment dates for hearings are available from July 26<sup>th</sup> thru August 5<sup>th</sup>.
- 3) If adjustments are warranted, KRT representatives will make those adjustments and mail a revised assessment letter to the property owner. This response may take about 3 weeks to be received.
- 4) If the property owner is not satisfied with the final adjustment and the assessment on their December tax bill, they will have the opportunity to file for a formal abatement when the final tax bill is mailed (generally on or near November 1<sup>st</sup>). The deadline to file this formal appeal with the Town for the 2016 tax year is March 1, 2017. The Assessor will review all applications for abatements, make recommendations to the Board of Selectmen, and adjust or refund as warranted.
- 5) If the property owner is not satisfied with the results of the abatement process, they may then appeal to the NH Board of Tax and Land Appeals or to Superior Court. The deadline for filing this appeal for the 2016 tax year is September 1, 2017.

Basically there are three phases to the appeal process. First is the informal hearings, the second is the formal abatement to the Board of Selectmen (as the Assessors), and a final with the BTLA or Superior Court.

It is important to note that filing an abatement (with taxes due December 1<sup>st</sup>) does not stay the payment of the tax bill that is due...the tax bill must be paid in full by the due date to avoid interest charges and, if an adjustment is warranted, the payment will be refunded and will include 6% interest from the due date or the payment date if it was paid after the due date.